

## WARRANTY DEED

NO TRANSFER  
TAX PAID

Statutory Short Form

024985

13-110  
# 2001

I, **Jeannette A. Gurney** of Waterville, County of Kennebec, State of Maine, for consideration paid, grant and convey to **Dolores G. Roy**, of 670 West River Road, Waterville, Maine 04901, with Warranty Covenants, the land described as follows:

Parcel 1:

A certain lot or parcel of land, with the buildings thereon and the contents therein, situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a steel pin with an aluminum identification cap marked "Lloyd C. Rowe PLS 813" on or near the Northeasterly line of remaining land of Donald J. Gurney, Inc., as recorded in Book 2179 Page 56 of the Kennebec County Registry of Deeds. Said pin being located forty-three and zero tenths (43.0) feet from a steel pin marking the apparent northwesterly corner of land of Donald J. Gurney, Inc. The bearing from the last mentioned steel pin to the point of beginning of this parcel is South sixty-one degrees forty-six minutes East (S 61° 46' E). Thence North sixty-one degrees forty-six minutes West (N 61° 46' W) along the northeasterly line of land now or formerly of Donald J. Gurney, Inc., as recorded in Book 2179 Page 56 for nine and zero tenths (9.0) feet to a point on the boundary line of land of Jeannette Gurney as recorded in the Kennebec County Registry of Deeds in Book 1132 Page 324. Thence North fifty-three degrees thirteen minutes East (N 53° 13' E) for one hundred ninety-seven and seven tenths (197.7) feet to a 5/8 inch diameter steel pin marking the easterly corner of Jeannette Gurney's land and the northerly corner of land of Donald E. Gurney and Catherine A. Gurney as recorded in Book 2756 Page 348 of the Kennebec County Registry of Deeds. Said pin has a plastic surveyors identification cap marked "NLS RLS 1248". This pin is also located on or near the southwesterly line of land now or formerly of Olive G. Costley as recorded in Book 1962 Page 17 of the Kennebec County Registry of Deeds. Thence South fifty degrees forty-eight minutes West (S 50° 48' W) along land of Donald E. Gurney and Catherine A. Gurney for fourteen and seven tenths (14.7) feet to a 3/4" steel pin set with surveyor's identification cap inscribed "Lloyd C. Rowe PLS 813". Thence along a nontangent curve to the right for an arc length of eighteen and seven tenths (18.7) feet to a 3/4" steel pin set with identification cap. This curve has a delta angle of forty-two degrees forty-four minutes (42° 44') and a radius of twenty-five and one tenth (25.1) feet with the radius point being the easterly corner of the drip edge of Jeannette Gurney's garage. The chord and bearing from the pin at the beginning of this curve to the pin at the end of this curve is South twenty-six degrees seventeen minutes West (S 26° 17' W) for

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eighteen and three tenths (18.3') feet. Thence South forty-seven degrees thirty-nine minutes West (S 47° 39' W) along land now or formerly of Donald E. Gurney and Catherine A. Gurney for twenty-nine and two tenths (29.2) feet to a 3/4" steel pin set with identification cap. Thence continuing along land now or formerly of Donald E. Gurney and Catherine A. Gurney and a tangent curve to the right, and through a 3/4" steel pin set without a cap as a point on the curve, for an arc length of twenty-three and six tenths (23.6) feet. This curve has a delta angle of fifty-three degrees fifty-four minutes (53° 54') and a radius of twenty-five and one tenth (25.1) feet with the radius point being the southerly corner of the drip edge of Jeannette Gurney's garage. The chord and bearing from the steel pin at the beginning of this curve to the steel pin at the end of this curve is South seventy-four degrees thirty-seven minutes West (S 74° 37' W) for twenty-two and eight tenths (22.8) feet. Thence South fifty degrees forty-eight minutes West (S 50° 48' W) along land of Donald E. Gurney and Catherine A. Gurney for one hundred twelve and seven tenths (112.7) feet to a 3/4" steel pin found with surveyor's cap inscribed "Lloyd C. Rowe PLS 813" at the point of beginning.

The herein-described parcel of land contains one thousand two hundred seventy-nine (1,279) square feet, more or less.

Reserving to Donald E. Gurney and Catherine A. Gurney, their heirs and assigns, an easement twenty (20) feet in width along the northeasterly apex of the above described parcel for the purpose of installing, maintaining and repairing a water pipe and power lines.

Bearing and distances used in this description are from a standard boundary survey with exceptions performed for Donald E. Gurney and Catherine A. Gurney by Rowe & Wendell. Relocation of monuments was performed on November 18, 1994, and new monuments were set November 21, 1994.

Also conveying to the Grantee, her heirs and assigns, an easement over Donald E. Gurney's and Catherine A. Gurney's remaining property for the present location of Grantee's septic system and the right to enter upon so much of Donald E. Gurney's and Catherine A. Gurney's remaining property as is reasonably necessary to maintain and repair the septic system. Grantee, her heirs and assigns, shall restore Donald E. Gurney's and Catherine A. Gurney's property to its original condition immediately following any repair or maintenance.

Being the same premises described in a deed from Donald E. Gurney and Catherine A. Gurney to Jeannette Gurney dated December 5, 1994, and recorded in the Kennebec County Registry of Deeds in Book 4818 Page 121.

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Parcel 2:

A certain lot or parcel of land, with the buildings thereon and the contents therein, situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Beginning at an iron pin in the easterly line of the Kennebec River Road, so-called, which pin also marks the intersection of the southerly line of land of Jessie Costley, formerly of William W. Soule; thence easterly four hundred (400) feet along said southerly line of said Costley to an iron pin; thence southerly two hundred (200) feet to an iron pin; thence westerly in a line parallel to said southerly line of said Costley four hundred (400) feet to an iron pin in said easterly line of said road; thence northerly along said easterly line of said road two hundred (200) feet to the point of beginning.

Being the same premises described in a deed from Donald Gurney to Jeannette Gurney dated August 21, 1958, and recorded in the Kennebec County Registry of Deeds in Book 1132 Page 324.

Excepting and reserving to the Grantor, Jeannette Gurney, a life estate in the subject premises.

WITNESS my hand and seal this 26<sup>th</sup> day of August, 1998.

Signed, Sealed and Delivered  
in the presence of:

*Daniel J. Bernier* *Jeannette Gurney*  
Jeannette Gurney

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: August 26, 1998

Then personally appeared the above named Jeannette Gurney and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*Daniel J. Bernier*  
Notary Public  
Print DANIEL J. BERNIER  
Name: NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES DECEMBER 8, 2000

RECEIVED KENNEBEC SS.

1998 SEP -2 AM 9:00

ATTEST: *Loraine B. Mann*  
REGISTER OF DEEDS

